



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	MONTGOMERY COUNTY, TEXAS (Unincorporated Areas)	Portions of the Richard Vince Ward Survey, Abstract No. 583, (Unrecorded Lots 1 through 3, Block 4, Lot 23, Block 5, Section 15, Montgomery Creek Ranch; Montgomery Creek Ranch) as described in the Special Warranty Deed, recorded as Instrument No. 2003-151678, in Book 482, Volume 10, Pages 2483 through 2576, in the Office of the County Clerk, Montgomery County, Texas
	COMMUNITY NO.: 480483	
AFFECTED MAP PANEL	NUMBER: 48339C0533F; 48339C0535G	The portions of property are more particularly described by the following metes and bounds:
	DATE: 12/19/1996; 8/18/2014	
FLOODING SOURCE: GLEN EAGLES DIVERSION DITCH; WEST FORK OF SAN JACINTO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.216, -95.424 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1, 2, 3 & 23	4 & 5/15	Montgomery Creek Ranch	--	Portion of Property (Parcel 5)	AE	116.4 feet	--	116.2 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STUDY UNDERWAY
DETERMINATION TABLE (CONTINUED)
REVISED BY LETTER OF MAP REVISION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the subject property described above. If fill was placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Parcel 5:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of Whispering Oaks Section Two according to the plat thereof recorded under Cabinet A, Sheet 68A, in the Map Records of Montgomery County, Texas;

THENCE South 28° 27' 53" West – 657.30 feet, across said 75.062 acre tract, to the POINT OF BEGINNING of the herein described parcel;

THENCE across said 75.062 acre tract, the following courses and distances:

South 03° 09' 04" East – 229.09 feet to a corner;

South 86° 50' 56" West – 170.00 feet to a corner;

North 03° 09' 04" West – 229.22 feet to a corner;

North 86° 53' 30" East – 170.00 feet to the POINT OF BEGINNING

Parcel 7:

COMMENCING at a 5/8-inch iron rod found at the southeast corner of Whispering Oaks Section Two according to the plat thereof recorded under Cabinet A, Sheet 68A, in the Map Records of Montgomery County, Texas;

THENCE South 59° 28' 48" East – 1772.36 feet to the POINT OF BEGINNING of the herein described parcel;

THENCE across said 81.531 acre tract, the following courses and distances:

South 70° 49' 18" East – 345.77 feet to a corner;

South 02° 53' 58" East – 2284.44 feet to a corner;

South 86° 49' 25" West – 609.62 feet to a corner;

North 03° 13' 17" West – 269.17 feet to a corner;

South 86° 46' 43" West – 547.89 feet to a corner;

North 18° 23' 49" East – 2308.93 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Montgomery Creek Ranch	--	Portion of Property (Parcel 7)	AE	117.9 feet	--	115.3 feet

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 2 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 10/1/2007. The 10/1/2007 LOMR has been used in making the determination/comment for the subject property.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F-DEN DETERMINATION DOCUMENT (NON-REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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